

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01354/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 19.03.2024 **EXT OF TIME** 05.09.2025

Address: 836-838 K/A Castleton Water Activity Centre Manchester Road Castleton North Rochdale OL11 2SP

Proposal: Change of use of first floor from offices to 1no' self-contained apartment together with alterations to fenestration and application of external render.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION**GRANT subject to conditions****CHECKED AND SIGNED OFF BY:** TH**DATE:** 05.09.2025

SITE

This site relates to 836-838 Manchester Road in Castleton. This building consists of three floors, the ground floor is a retail unit, and the remaining floors are used for storage. The site does not benefit from off-street parking.

The site fronts Manchester Road, and opposite the site is Castleton Railway Station. The site makes up a row of commercial units including a pub and chip shop.

This is within Castleton Conservation Area and in the Defined Urban Area

PROPOSAL

The application seeks retrospective planning permission to change the use of the first floor from offices to 1no' self-contained apartment together with alterations to all fenestrations, application of external render to side/rear elevations- part retrospective.

Some works have been carried out on the existing building and do not benefit from planning permission. Throughout the planning application process amends have been agreed with the Planning Officer and agent.

The proposal seeks to change the first floor from offices to a two bed flat including a kitchen/ diner and lounge. There will be one bathroom. These works have been carried out.

The upper ground floor consists of a shop area and a service area. These works have been carried out.

The lower ground floor consists of stores and workshop/ store areas. These works have been carried out.

All upper windows have been replaced and do not benefit from planning permission. This application seeks to replace these windows with double glazed windows, finished in timber or aluminum. The front elevation is proposed to be rendered.

Roller shutters are currently on the building and do benefit from planning permission, these are to be removed.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

Places For Everyone

JP-P1 Sustainable Places
JP-S1 Sustainable Development

JP-P2 Heritage

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development
DM1 General Development requirements
SO1 Delivering a more prosperous economy

- SO3 Improving design, image and quality of place
- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

21/00937/FUL - Conversion of first floor offices into a two-bed self-contained flat, alterations to fenestration on front and rear elevations including the installation of patio doors on rear elevation and new roller shutter to front elevation with the application of external render to side and rear elevations – withdrawn.

CONSULTATION RESPONSES

Highways And Engineering

No objections

Env Health - Noise/Odours

This section has no objections to the proposals

Conservation And Design

Throughout the application process amendments have been received and the Conservation Officer raises no objection

REPRESENTATIONS

Letters of representation have been sent out to neighbouring properties and a site notice has been displayed in the vicinity. A press notice has also been posted. No responses have been received.

ANALYSIS

Principle of Development

The application is seeking retrospective permission to change the use of the first floor from storage to a residential dwelling. The retail use at upper ground floor have remained.

Policy C1 sets out how the importance of delivering the right homes in the right places to attract and retain residents. One of the aims of policy C1 is to, 'Maximise the potential of previously developed sites, including empty homes and buildings'. This proposed development will improve the quality of the residential environment in line with Policy C1.

The principle of development is considered acceptable and further planning matters are considered below.

Design and Conservation

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions, and alterations, to demonstrate that they are of a high quality design and take the opportunity to

enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit, and can also improve health, safety and the environment and reduce long-term costs. Furthermore, paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

Policy P2 of the Council's Core Strategy requires all development to conserve, enhance and promote key heritage assets. Paragraph 208 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

The building's front elevation was completely rebuilt, and the windows were replaced. These works do not benefit from planning permission and are not considered acceptable. The Council's Conservation Officer raised concerns over the unauthorised works and through the application process revised plans have been submitted.

Overall the proposed development will consist of:

- ☐ Rendering the front elevation
- ☐ Replacing the existing windows
- ☐ Replacing the existing doors
- ☐ Removing the existing roller shutter and roller shutter box
- ☐ Reintroducing cills and headers

The existing front elevation is made up of a red and brown brick slip that does not fit in with the existing street scene or enhance the character of the building. It is not considered acceptable. The proposed finishing material for the walls is to be render in off white, this will be more in keeping with the character of the area.

The existing windows are considered unacceptable, they are UPVC, they original windows have been replaced, and this has resulted in the loss of original detailing. The proposed windows are to be double glazed and finished in painted aluminum or timber. The proposed windows will re-introduce detailing which has been lost, and this is an improvement in design. The proposed windows are not considered to have a negative impact on the conservation area character.

The original doors have been replaced and are not considered acceptable. The proposed doors will be timber, detailing around the door is to be reintroduced to improve design.

The original roller shutters have been replaced with a smaller roller shutters, these do not benefit from planning permission and are proposed to be removed. The roller shutters should not be replaced.

The NPPF sets out in paragraph 208 that the LPA should identify and assess the significance of any heritage asset that may be affected by a proposal. Where a proposal would lead to substantial harm of a designated heritage asset should be refused.

The Conservation Officer has been consulted as part of the application process and has agreed that the proposed finishing materials for the front elevation, and proposed materials for the windows are considered acceptable. In the building's

current form, it is having a negative effect on the character of the conservation area. The proposed works will improve the appearance of the dwelling and have a neutral impact on the conservation area.

Overall, the unauthorised works have resulted in a loss of architectural detail and historic fabric, this has had a negative effect on the Conservation Area. The proposed works are considered to reintroduce lost detailing, and the materials are considered to improve the appearance and design of the building. The proposal accords with the requirements of Policies DM1, P2 and P3 of the adopted Core Strategy.

Impact on Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

PfE Policy JP-P1 requires all new development to be “Comfortable and inviting, with indoor and outdoor environments. PfE Policy JP-H3 also establishes the requirement for new dwellings to be compliant with the Nationally Described Space Standards. This policy also requires all new dwellings to be built to the ‘accessible and adaptable’ standard in Part M4(2) of the building regulations. The development complies with these conditions.

The application proposes the change of use from on the first floor from office space to a two-bed flat. The proposed bedroom will receive sufficient light and outlook and are considered to provide an acceptable standard of amenity for future occupiers.

As part of the application process the Council’s Environmental Health Officer was consulted and raised no objections as the submitted Noise Report is considered acceptable. This should be adhered to throughout the development.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided. Paragraph 115 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

As part of the application process the Council’s Highway Officer has been consulted and raised no objections. The proposal does not propose any off street parking however the site is in a sustainable location. There is no impact on highway safety as a result of the development.

Therefore the development is considered acceptable and in accordance with policies T2 and DM1.

RECOMMENDATION

GRANT subject to conditions.

1. This permission relates to the following:
 - Location and Site Plan, Roof Plan as existing and proposed 19-022103/007A
 - Block Plans 19-022103/008
 - Proposed Window details 19-0222103/010A
 - Front Elevations As Proposed 19-022103/009B
 - Upper and Lower Ground Floor Plans Existing (As Built) 19-022103/004A
 - First Floor Plan Existing (As Built) 19-022103/002A
 - Details and standard sections for windows to front elevation, sample cill profiling as proposed 19-022103/010A
 - Heritage Statement dated August 2021 (Rev. December 2023 and November 2024)

and the development shall be carried out in complete accordance with these hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

2. All works hereby approved should be completed within 12 months from the date of this permission. These should include rendering the front elevation, replacing the existing windows, replacing the existing doors and removing the existing roller shutters. The works should be carried out and retained thereafter.

Reason: This is to ensure the external appearance of the building adheres to a high standard of design and overcome the harm to the building the previous works have resulted in.

3. Notwithstanding the details shown on the approved plans, the development shall not be occupied until full details of the existing roller shutters and roller shutter box have been removed and evidence submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1

4. Notwithstanding the details shown on the approved plans, the proposed render to be used on the development should be off white and have a textured finish. The development should be carried out in accordance with the approved plans and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Informative

The existing signage does not benefit from planning permission and new signage will require advertisement consent.

Report Author Aimee Bovaird